

**PB# 71-8**

**Big V Shopping Center**

71-8

Big V Center

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR, NEW YORK

7 Franklin Avenue  
New Windsor, N.Y.  
July 13, 1971

Joseph C. Tallarico, Chairman  
New Windsor Planning Board  
Town Hall & 555 Union Avenue  
New Windsor, N. Y. 12550

Re: PLAZA PROPERTIES, INC.

Dear Mr. Tallarico:

Please be informed that the above application for a rear yard variance was granted at our recent meeting of July 12, 1971 subject to the following:

1. Recommendation that the Planning Board in considering site plan approval to suggest the requirement of a retaining wall to the rear of the property of approximately 150 ft. in length starting at the site of the new catch basin and along the property line for a distance of approximately 150 ft. northeast;

2. Screening;

3. A requirement that the 20 foot rearyard be paved to provide access to fire apparatus and equipment;

4. To consider the recommendations included in the letter of the Orange County Planning Dept dated July 2, 1971; and

5. That consideration be given to locating the loading dock shown on the plan on the rear of the building, to the south side of the building as was indicated by the applicant's architect.

Yours truly,

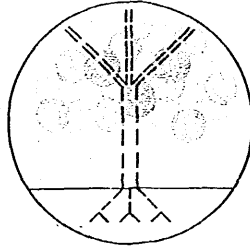


Fred Wygant: Chairman

/pd

cc: Howard Collett, Bldg. Insp.  
Theodore F. Marsden, Supervisor

# Department of Planning



# County of Orange

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building  
Goshen, New York 10924  
(914) 294-5151

Louis V. Mills, County Executive

**July 2, 1971**

**Mr. Fred Wygant, Jr., Chairman  
Town of New Windsor Zoning Board of Appeals  
Forge Hill Road  
New Windsor, New York 12550**

**Re: Area variance - Plaza Properties (Route 32)**

**Dear Mr. Wygant:**

We acknowledge receipt of the above and have made our review, under the provisions of Sections 239, L and M, of the General Municipal Law. We grant County approval subject to the following:

1. Consider introducing some trees and landscaping into the bare parking area.
2. In order to avoid conflict with cars traveling along Route 32, as well as cars entering and leaving the shopping center, consideration should be given to installing a traffic signal at the main entrance which would improve the safety of the area. The entrance and exit near Carrol's should be used for traffic making right turns only.
3. There should be a single entrance-exit off Old North Road for both the bank and the existing and proposed stores and offices.
4. Consideration should be given to installing a separate truck service entrance and exit, possibly off Old North Road. The proposed entrance onto Old Temple Hill Road should be restricted to customers only.

**Very truly yours,**

**Peter Garrison  
Commissioner of Planning  
PG:mj  
cc: Barbone & Habig; D. Bello;  
J. Tallarico; H. Collett**



WE THE UNDERSIGNED, BEING RESIDENTS OF THE TOWN OF NEW WINDSOR  
ORANGE COUNTY NEW YORK, DO HEREBY PUBLISH OUR EXCEPTIONS AND  
OBJECTIONS TO THE PROPOSED EXPANSION OF THE W.T. GRANT DEPART-  
MENT STORE LOCATED ON ROUTE 32 IN NEW WINDSOR NEW YORK.

WE ARE ALL OF THE OPINION THAT SAID EXPANSION WILL BE  
DETRIMENTAL TO THE INTERESTS OF PUBLIC HEALTH, SAFETY, AND  
WELFARE.

DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

Joseph A. DiStefano	102 Vails Gate Hts. Dr.
Mrs. Dorothy Wilgert	77 Vails Gate Hts. Dr.
Mrs. Henry Wilgert	97 Vails Gate Hts. Dr.
Mrs. Domenic Spasso	103 Vails Gate Hts. Dr.
Mrs. Lydia Caracciolo	109 Vails Gate Hts. Dr.
Mrs. Rosemarie Spasso	103 Vails Gate Hts. Dr.
Mrs. Jane Amsterdam	89 Vails Gate Hts. Dr.
Mrs. Lynn Amsterdam	89 Vails Gate Hts. Dr.
Mrs. Arthur Thompson	65 Vails Gate Hts. Dr.
Mrs. Carol Handor	88 Vails Gate Hts. Dr.
Robert J. Handor	88 Vails Gate Hts. Dr.
Mrs. Gloria Murphy	84 Vails Gate Hts. Dr.
Robert J. Klein	82 Vails Gate Hts. Dr.
Harriet Klein	82 Vails Gate Hts. Dr.
Robert J. Carotta	75 Vails Gate Hts. Dr.
Gloria Carotta	75 Vails Gate Hts. Dr.
A. J. Grafton	73 Vails Gate Hts. Dr.
A. Ormont	69 Vails Gate Hts. Dr.
B. Ormont	69 Vails Gate Hts. Dr.
Sandra Liscian	61 Vails Gate Hts. Dr.

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NAME	ADDRESS
Mr. Maurice Nolan	72 Vailgate Hgts. Dr.
Mr. Bernard J. Nolan	92 Vailgate Hgts. Dr.
Univ. Noreco	86 Vails Gate Hgts. Dr.
John Noreco	86 Vails Gate Hgts. Dr.
Raymond Shaff	80 Vails Gate Hgts. Dr.
Edmund J. Wolff, Jr.	80 Vails Gate Hgts. Dr.
Norma Diongo	73 Vails Gate Hgts. Dr.
Carmine Longo	73 Vails Gate Hgts. Dr.
Frank L. Miller	65 Vails Gate Hgts. Dr.
Lorraine Miller	65 Vails Gate Hgts. Dr.
Barbara Kelly	67 Vails Gate Hgts. Dr.
Eugene Keely	67 Vails Gate Hgts. Dr.
Paul J. Burke	57 Vails Gate Hgts. Dr.
Edna M. Burke	57 Vails Gate Hgts. Dr.
Del. R. Burke	63 Vails Gate Hgts. Dr.
Delores E. Burke	63 Vails Gate Hgts. Dr.
Richard L. Lorne	49 VAILGATE HTS. DR.
Martin Shapiro	45 Vailgate Hgts. Dr.
Frances Shapiro	

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NAME	ADDRESS
Alfred C. Mann	51415 GAY ST. DR.
Linda C. Mann	55 Vailgate Hgts. Dr.
Mr. & Mrs. Ralph King	53 Vailgate Hgts. Dr.
Mrs. & Mrs. Ralph King	
Mrs. Mrs. Bert Maidman	51 Vailgate Hgts. Dr.
John C. Maidman	43 Vailgate Hgts. Dr.
Jacqueline Ladgett	43 Vailgate Hgts. Dr.
Gerald Brody	41 Vailgate Hgts. Dr.
South Brody	41 Vailgate Hgts. Dr.
Larry Zickind	39 Vailgate Hgts. Dr.
Fred Zickind	39 Vailgate Hgts. Dr.
Harold & Betty Vanda	511 Vailgate Hgts. Dr.
Rachel C. Cramer	349 Old Forge Hill Rd.
Osvald Cramer	349 Old Forge Hill Rd.
Mrs. Mary Dolan	349 " " " "
Mrs. Frank Dolan	349 " " " "
Maria C. Springfield	329 Old Forge Hill Rd.
Mrs. J. Stanford	329 Old Forge Hill Rd.

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NAME	ADDRESS
Clifton G. Thayer	96 Vails Gate Hgts Dr.
Viola S. Thayer	96 Vails Gate Hgts Dr.
Kevin L. Lynch	96 Vails Gate Hgts Dr.
Trudy Schmidt	37 Vails Gate Hgts Dr.
Vincent Schmidt	37 Vails Gate Hgts Dr.
Rita Noriega	35 Vails Gate Hgts Dr.
Richard Noriega	35 Vails Gate Hgts Dr.
Mary Farrell	33 Vails Gate Hgts Dr.
Kilian Farrell	33 Vails Gate Hgts Dr.
Joan Lopez	29 Vails Gate Hgts Dr.
Robert Lopez	29 Vails Gate Hgts Dr.
Linola Drazien	25 Vails Gate Hgts Dr.
Richard Drazien	25 Vails Gate Hgts Dr.
Andre J. Lamarre	351 Old Forge Hill Rd.
Lorraine J. Lamarre	351 Old Forge Hill Rd.
Carol Redfern	Old Temple Hill Rd.
Heleen Thompson	22 Kingswood Gardens
Brianne Ferrero	11th St - New Windsor, N.Y.
Mrs. Wilma Edwards	Vails Gate

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DATED THIS 24TH DAY OF JUNE 1971.

SIGNED

NAME

ADDRESS

*Laura P. [unclear]*  
*1141 [unclear] St.*  
*New Windsor, N.Y.*  
*Mrs. Delores Melrose [unclear]*

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SIGNED

NAME

ADDRESS

Jack V. Aronow	317 Old Forge Hill Rd
Rudy Battista	P.O. 2-34 - Valley Gate
Mrs Polovinski	7 Centerbury
	New Windsor.
Richard Gyn	15 Harch Drive
	New Windsor
Richard Russell	5 MECCA DR. N.W.
Joe. Mani	6 Harch Dr. New Windsor

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NAME

ADDRESS

Grant Lugo	Barry Rocco	4207 Barrett Rd
"	Flad Van Leuven	4089A Brockhurst Rd
"	Rick Nauda	4089-B Brockhurst Rd
	Emil Connor	West Hill Oak Hill



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NAME

ADDRESS

Pauline Beck

14 Longview Rd. Vails Gate, N.Y.

Raymond J. Beck

" " " " " "

Marguerite Beck

" " " " " "

Joseph Ignazio

103 Vails Gate Hgts. Cr.

John Smith

Beekman Rd. Del.

Carol Hawkins

79 Robinson Ave. New C.

Madeline Hawkins

75 Robinson Ave. Newburgh

Charles Chintoux

Wesner Ave. Newburgh

Charles Orange Jr.

Washville Dr.

Joan Cooper

Fort Montgomery N.Y.

John F. Dyala

Newburgh N.Y.

out of Town

"

"

"

"

"

"



Joseph A. Ciardiello  
109 Vails Gate Heights Drive  
New Windsor, New York  
July 6, 1971

Fred Wygant  
Zoning Board of Appeals Chairman  
Town of New Windsor  
555 Union Avenue.  
New Windsor, New York 12550

RE: Expansion of W.T. Grant Co.

Dear Mr. Wygant:

It will be greatly appreciated by the residents immediately surrounding W.T. Grant Co. if you would seriously consider our objections to Grants expansion before making any decision on their plans.

It is my understanding that normal practice is to keep a 100 foot buffer zone between residential and business districts. The district directly in back of Big V Shopping Center is RC, however, there is no buffer between the two. If Grants is allowed to go through with their plans it will bring the back wall of their store to 20 feet from our property lines.

The plans for the expansion also show a loading dock directly in back of the store. This Grants is intended to be the largest in the United States. Obviously this means that there will be excessive activity on the loading dock which will be directly in back of our homes. If you have ever visited or worked on a loading dock you know that the noise, dirt, and language often gets out of hand.

Grants, like everyone else, will have their share of rubbish. Where else would they store this rubbish for pick-up but in the back of the store. Remember the back of the store is 20 feet from our

property lines.

I sincerely feel that screening is not the answer to the problem. If you have visited or intend to visit the site of the expansion, you will see that the ground floor level of the store is much lower than the ground floor of our homes. If a 15 foot concrete wall was built one could easily see over it and the wall would never filter out the noise.

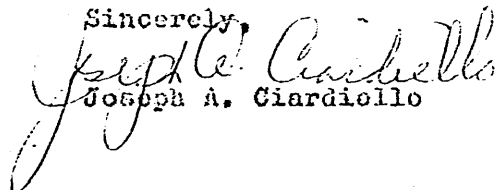
This meager 20 foot buffer in our minds would be a great injustice to the residents immediately surrounding the area. Most of us have just recently purchased our homes. Our homes are our most valuable asset, and we intend them to be permanent assets. We as all people would like to enjoy our back yards, entertain our guests, and raise our children under pleasant surroundings.

We were all under the logical assumption that the town would protect us from expansion of this nature. Try to imagine yourself in a situation similar to the one described above.

We have requested the Town Supervisor, Mr. Marsden, to present our views to the Zoning Board of Appeals and to the Planning Board. We have also turned over to Mr. Marsden a petition signed by the residents of the area.

I request that you notify me immediately of any decision made by the Planning Board of Appeals with regards to this matter.

Sincerely,

  
Joseph A. Ciardiello

cc: Mr. Marsden, Town Supervisor

C. F. P. 112  
2 P.A.

# IS GRANTS DESTROYING OUR COMMUNITY

? ? ? ? ? ? ? ? ? ?

Ask yourself this question after reading the following.

W.T. Grants is planning to expand their New Windsor Store to make it the largest W.T. Grants in the United States. This is an enormous expansion and it could mean:

1. Massive traffic congestion of our main roads, like Rt. 32 and Rt. 94.
2. Pollution and filth from the additional automobiles.
3. The destruction of the wooded areas and streams, which surround W.T. Grants, to allow for a gigantic parking lot.
4. An abundance of transport trucks.
5. Erection of large incinerators to add to the pollution of the automobiles.
6. Continuous flow of non-residents into our community.
7. The loss of pleasant and convenient shopping at our current shopping center which has everything but massive crowds.

How can you help save the community?

1. DO NOT SHOP AT W.T. GRANTS until they agree to abandon their plans.
2. Write or call your local town Councilmen, Harrison C. Coutant, Alvie W. Rainey, Harold K. Sloan and Leroy Langer and the local Planning Board. It only takes a phone call.
3. Sign one of the local petitions being circulated. If there isn't one in your neighborhood start circulating one yourself.
4. Next election, vote for those legislators who are supporting your cause.

Feb. 18, 1967

Mr. Campbell House  
R.D.#1  
Clarke Road  
Goshen, N.Y.

re: 1-Proposed Extension to  
Grant's Store  
2-Theatre  
3-Restaurant  
4-Parking Facilities

Dear sir:

This will confirm your appearance at the Planning Board meeting of February 8, 1967, at the New Windsor School.

You presented at this time a site plan and engineers report prepared by Chumard and Erickson Engineers, indicating briefly certain proposed construction as outlined in the above caption.

The Planning Board has reviewed and discussed both plan and report and find that the following modifications must be included before approval of the site plan can be considered.

1-Evidence of approval by the State Department of Public Works, that the arrangement for surface water run-off to Route 32 and the proposed for ingress and egress to and from Route 32, is acceptable to the State.

2-A plan of the sanitary sewer disposal facilities duly approved by the New Windsor Town Engineer.

3-A plan for actual location and construction of a proposed road leading from the theatre parking area to Temple Hill Road including an adequate width culvert over the brook.

The Board feels that the traffic load anticipated from the proposed establishment combined with that from the present Big V and associated stores would <sup>create</sup> hazardous highway approach, traffic congestion, in view of the already heavy travel on Route 32.

The Board therefore finds that the road indicated on the site plan as a "future road" leading to Temple Hill Road, should be denied at this time for actual location and construction,

It further feels that such arrangement would permit a more adequate and necessary means of control and merging with Route 32 traffic at Highway intersection, and that further control at this point could be accomplished by means of a traffic light, if traffic conditions at this location so demands.

very truly yours

Theodore F. Jargstorff, Chairman

STATE OF NEW YORK

Department of Public Works

ORANGE COUNTY  
OFFICE

112 DICKSON STREET  
P.O. BOX 575  
NEWBURGH, N. Y. 12553  
TEL. 562-4020

EIGHTH DISTRICT  
M. N. SINACORI, DIST. ENG.  
POUGHKEEPSIE, N. Y.

DANIEL FARMER  
RESIDENT ENGINEER  
EASTERN ORANGE COUNTY  
NEWBURGH, NEW YORK

COUNTIES  
IN DISTRICT No. 8

COLUMBIA - DUTCHESS  
ORANGE  
PUTNAM - ROCKLAND  
ULSTER - WESTCHESTER

March 6, 1967

Chumard & Erikson  
Consulting Engineers  
4 Fairlawn Avenue  
Middletown, N. Y.

Attn: Victor Erikson

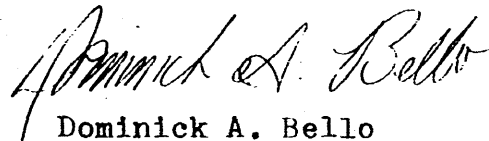
Re: Proposed entrance to  
Big V Shopping Center

Gentlemen:

Be advised that this department is in agreement with the proposed entrance as indicated on the plan #C5-73 of the above index subject.

Any work contemplated on State right-of-way will still be subject to a permit for which application must be made prior to commencement of work at this office.

Very truly yours,



Dominick A. Bello  
Ass't Resident Engineer

DAB:ts

March 16, 1967

Big V Inc.  
Florida, N.Y.  
Att. William Rosenberg

re: Big V development  
Rte. 32, New Windsor  
N.Y.

Dear sirs:

At a regular meeting of the Town of New Windsor Planning Board on March 8, 1967, the following action was taken: it was regularly moved and seconded that a letter be sent to Mr William Rosenberg and a copy directed to Mr Campbell House, requesting an immediate clarification of the situation on the proposed development at the Big V Shopping Center in the Town of New Windsor, N.Y., and to comply with the recommendations of the Town of New Windsor Planning Board by the next meeting of the Planning Board, to be held March 22, 1967, at teh New Windsor School, on Route 94.

It was also directed that this communication be addressed to Big V Inc., Florida, N.Y., to the attention of Mr William Rosenberg.

A copy of the Planning Boards' modifications are enclosed, this had been forwarded to Mr. Campbell House February 18, 1967.

Very truly yours

Theodore Jargstorff  
Planning Board Chairman

cc; Campbell House.



OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor  
Theodore F. Marsden  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800

October 8, 1970

Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Gentlemen:

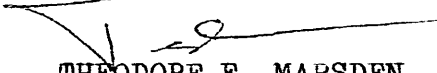
I have been advised by the owner of the Big V shopping center that plans are to be presented shortly to enlarge the Grants store.

Please note the following regarding this matter, some of which may have been sent to you in recent memos:

1. Outlet for traffic should be provided for going on Old Temple Hill Road.
2. They should have the State review traffic conditions on Route 32 at the intersection of Old Forge Hill Road, with thought given to:
  - 2.A. Redesign and relocation of the entrances and exits on 32.
  - B. They can be required to install, with State approval, a traffic signal at the intersection.
3. Water and Sewer plans should be reviewed and approved by Department Heads prior to even preliminary approval because of flows, easements, water pressure and planning being done in the area.

I thank you for your consideration in this matter.

Respectfully,

  
THEODORE F. MARSDEN  
Supervisor

TFM:cg



# Addition to W.T. GRANT

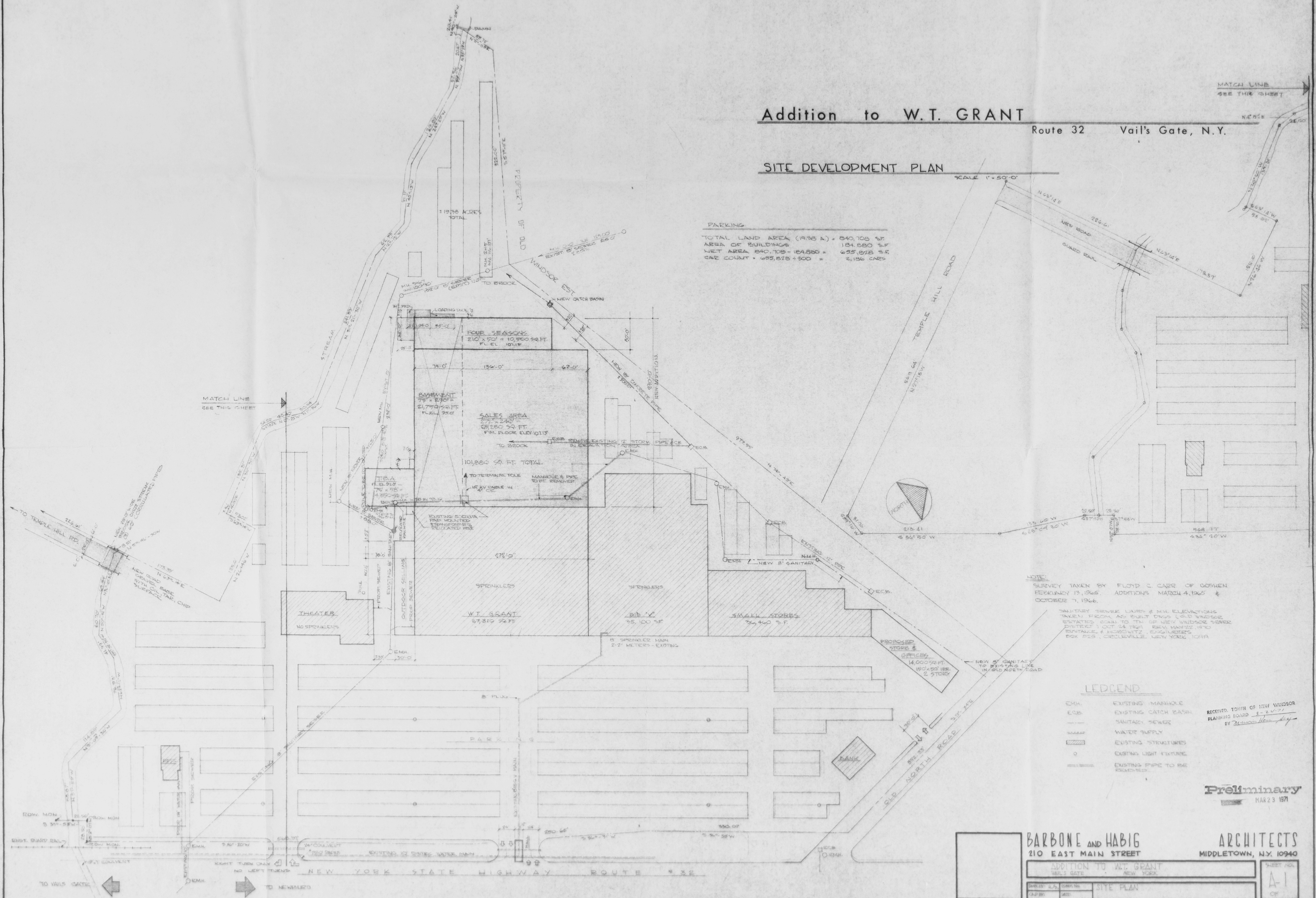
Route 32 Vail's Gate, N.Y.

## SITE DEVELOPMENT PLAN

SCALE 1" = 50'-0"

### PARKING

TOTAL LAND AREA (1938 A) = 840,708 SF  
AREA OF BUILDINGS = 184,880 SF  
NET AREA 840,708 - 184,880 = 655,828 SF  
CAR COUNT = 655,828 ÷ 300 = 2,186 CARS



Preliminary  
MAR 23 1971

BARBONE AND HABIG  
210 EAST MAIN STREET  
VAIL'S GATE, NEW YORK

ARCHITECTS  
MIDDLETOWN, N.Y. 10940

ADDITION TO W.T. GRANT  
VAIL'S GATE, NEW YORK  
SHEET NO. A-1  
DATE: 3-2-71  
BY: [Signature]

SHEET NO.  
A-1  
OF



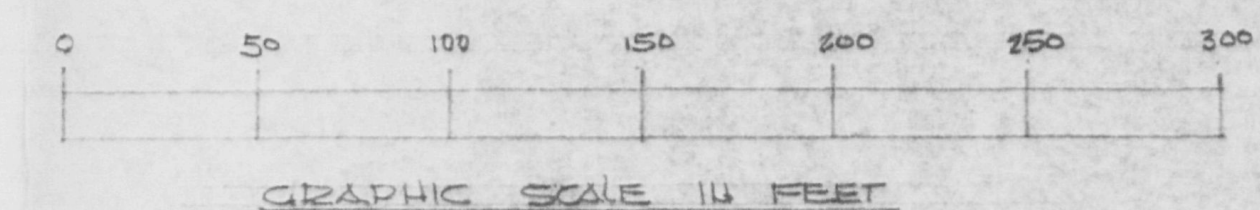




# BIG "V" SHOPPING CENTER

## VAIL'S GATE, N. Y.

17.33+ ACRES



REVISED APRIL 16, 1965  
JUNE 28, 1965  
JULY 1, 1965  
OCT. 13, 1965

PETER P. BARBOUR — ARCHITECT  
8 NORTH STREET — MIDDLETOWN, NEW YORK

S1	10.13.65	SITE PLAN
	OCT. 13, 65	BIG "V" SHOPPING CENTER
		VAIL'S GATE, NEW YORK

### PLOT PLAN

SCALE 1"=50' (PLAN OF GROUND)  
THIS IS NOT A SURVEY

NOTE ELEVATIONS LISTED ON THIS DRAWING SHALL TAKE PRECEDENCE  
OVER ANY DISCREPANCY WITH THE SURVEY

